

Submitted December 11, 2013
Approved as of
Date December 11, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 20-2013
Wednesday, November 13, 2013**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, November 13, 2013.

PRESENT

Don Hadley, Chair

Anne Goodman	Charles Littlefield
David Hill	Dion Trahan
Jack Leiderman	John Tyner

Present: Andrew Gunning, Assistant Director, CPDS
Marcy Waxman, Assistant City Attorney
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Margaret Hall, Planner II
Deane Mellander, Zoning Administrator

I. REVIEW and ACTION

- A. Final Record Plat, PLT2013-00525** to record the existing property at 213 Highland Avenue into a single 7,250 square foot record lot located in the R-60 Zone.

Margaret Hall presented her staff report and recommended approval of the plat.

Commissioner Hill moved, seconded by Commissioner Tyner, to approve PLT2014-00531, with the finding that the lot is a deeded lot that has existed in that configuration since the referenced period, it is a multiple lot property that has common ownership since the referenced period, that the plat also contains an existing house that straddles the common line, as well as the two conditions staff recommended on page 6.

The motion passed 6-0-1 (Commissioner Littlefield abstained).

- B. Zoning Text Amendment TXT2014-00236**, to make revisions, corrections and clarifications throughout the code. Authorized for filing by the Mayor and Council at its meeting on September 9, 2013. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council.

Deane Mellander presented his staff report and engaged in a discussion with the Commission on the following topics: solar power generation, parking requirements for fast food restaurants and other multi-tenant buildings as opposed to freestanding pad sites, and accessory structure heights.

Public testimony was offered by:

Bob Dalrymple with Linowes and Blocher, attorney for potential applicant, EZ Storage (owner and developer Sienna Corporation), stated his client is purchasing property at the intersection of First and Taft Street in Southlawn Office Park and there is a short window in which to make a decision to go forward with building a 110,000 square foot self-storage facility. He is requesting that a provision be added to the Zoning Ordinance for self-storage facilities. He referred to Montgomery County's parking standard of three spaces per 1,000 feet of office that serves the facility for a total of six spaces. Sienna's standard adds one space per 100 storage units which would total 15 spaces, which would go beyond the county's standard. He submitted a letter for the record as well.

He also answered questions from the Commission.

Commissioner Hill moved, seconded by Commissioner Tyner, to recommend to Mayor and Council the edits in TXT2014-00236, as submitted by staff, with two additional topics: one is a further consideration of parking for fast food restaurants that are in multi-tenant buildings (move the concerns expressed by the Commission to Mayor and Council), and the second is from public testimony regarding public use storage and establishing a standard for parking that is different than the warehouse requirement which is the default for that use, and staff can integrate their comments into the recommendation.

The motion passed 7-0.

The meeting recessed at 8:07 p.m. and reconvened at 8:16 p.m.

II. PROJECT PLAN BRIEFING

Briefing on Project Plan Application PJT2014-00003, 198 E. Montgomery Avenue, the applicant (Duball Rockville LLC) will brief the Planning Commission on their proposal to amend the previously approved Preliminary Development Plan PDP94-0001E. Cas Chasten presented his staff report.

Nancy Regelin of Shulman Rogers, attorney for the applicant, Duball Rockville, LLC, provided a history of the project plan.

Mark Dubick, with Duball, walked the Commission and Staff through the model of the finished development.

Nancy Regelin summarized her applicant's request to the Commission naming the three items that they are requesting when this comes back for action:

1. Add 178 residential units to the 220 approved within the planned structure.
2. Apply the currently approved 40% parking reduction for non-residential uses to also include the residential uses that will be located in the proposed building.
3. Grant conditional approval of the additional multi-family dwelling units, which will generate students that will exceed the current school capacity of the APFO, subject to future availability of the necessary school facilities, and be placed in a holding queue for two years with a possible additional one year extension.

She stated that they are not requesting an additional APFO waiver. She also answered additional questions from the Commission.

Edward Pafazian, Traffic Consultant, addressed questions from the Commission regarding trip generation.

III. COMMISSION ITEMS

- A. Staff Liaison Report – Andy Gunning provided an update on the next meeting agenda.
- B. Old Business - None
- C. New Business – Discussion on ways to expand public comment. Mr. Gunning mentioned that the City will be launching an on-line public engagement platform in December.
- D. Minutes – Commissioner Tyner moved, seconded by Commissioner Hill, to approve the July 24, 2013 minutes from Meeting 14-2013. The motion passed 5-0-2 (Commissioners Goodman and Littlefield abstained).
Commissioner Tyner moved, seconded by Commissioner Trahan, to approve the August 7, 2013 minutes from Meeting 15-2013. The motion passed 7-0.
Commissioner Tyner moved, seconded by Commissioner Trahan, to approve the September 11, 2013 minutes from Meeting 16-2013, with noted edits. The motion passed 7-0.
- E. FYI Correspondence - CPDS Monthly Report

IV. ADJOURN

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 9:55 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary